

18 Chesterhall Avenue

MACMERRY, EAST LoTHIAN, EH33 1QJ



Stunning four-bedroom detached home with integrated garage and a large low-maintenance garden



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Welcome to this stunning four-bedroom detached home on Chesterhall Avenue, situated in the charming village of Macmerry.

THE LIVING ROOM



Upon entering, you are greeted by a bright and spacious living room directly ahead, complete with an integrated electric fire and elegant French doors that open up to the rear garden, allowing for an abundance of natural light and easy access to outdoor space.

THE KITCHEN



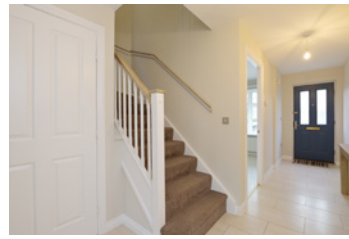
Adjacent to the living room, you'll find the modern kitchen, which is well-equipped with a four-ring gas hob, oven, fridge/freezer, and ample countertop and storage space, making it perfect for everyday cooking and entertaining.

Further along the hallway is the versatile dining room, which could easily serve as a fifth bedroom or a home office, providing flexibility to suit your lifestyle. The ground floor also benefits from a convenient cloakroom.



THE DINING ROOM





Upstairs, you will find four generously sized double bedrooms, with the principal bedroom boasting its own private three-piece en suite, fitted with a brand-new shower. The main family bathroom is also located on this floor.

THE BATHROOM



BEDROOM 1



the principal bedroom boasting its own private three-piece en suite



BEDROOM 2



BEDROOM 3



BEDROOM 4



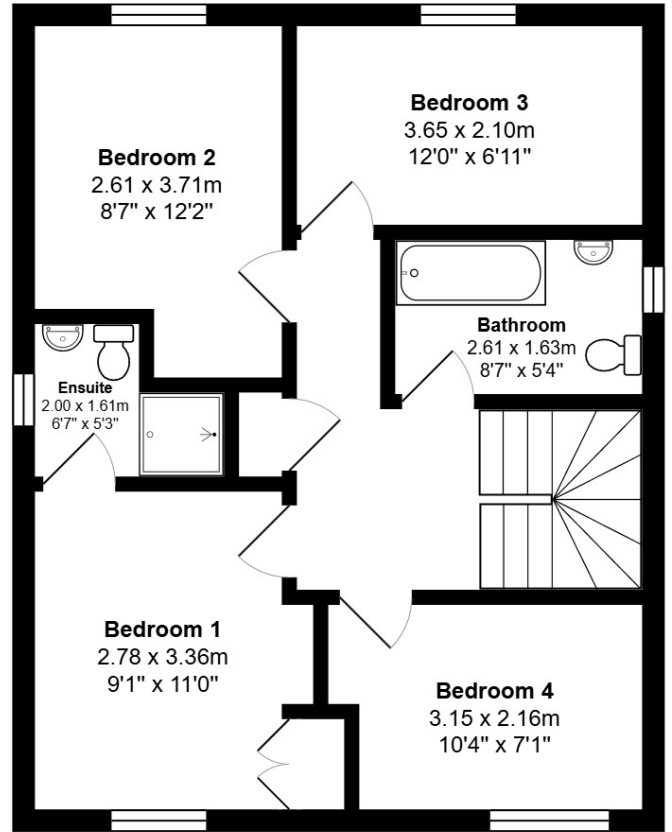
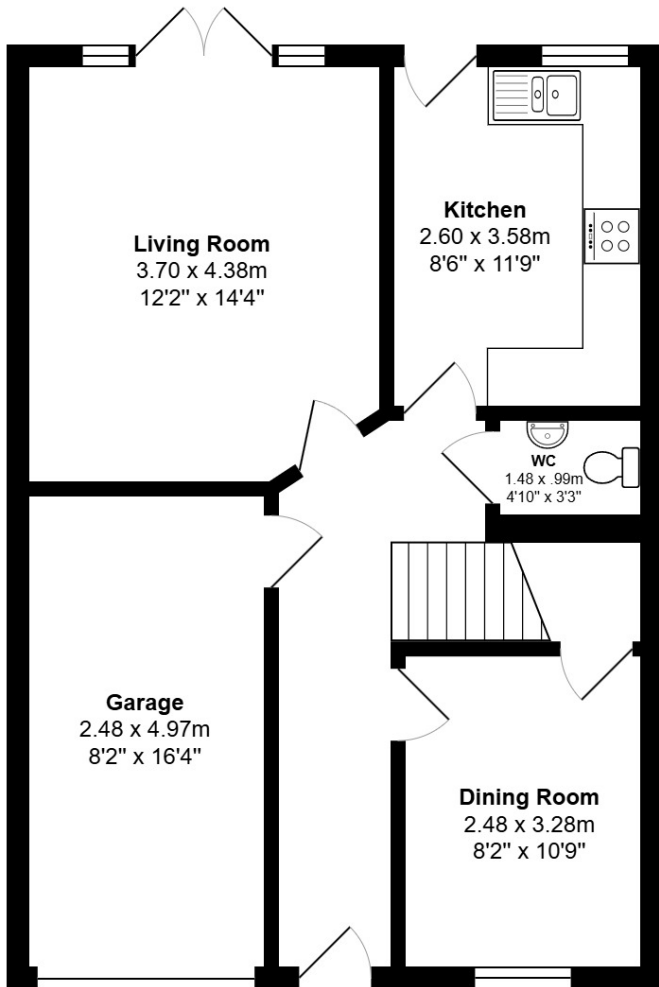
The property features a single integrated garage, offering additional storage and parking. To the rear of the home is a large, low-maintenance garden—ideal for outdoor dining, play, or relaxation.

This home is the perfect blend of modern living and practicality, offering ample space both inside and out for a growing family or anyone seeking a peaceful retreat.

EXTERNALS

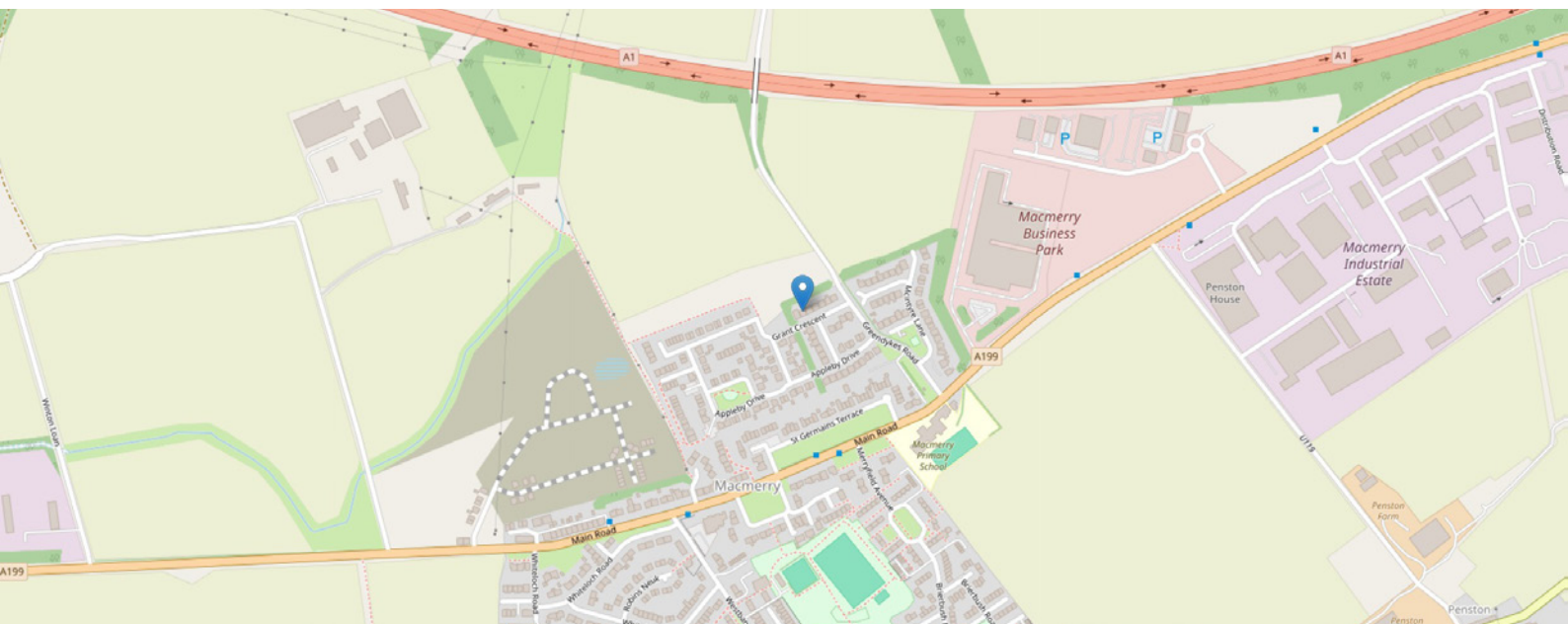


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m²
EPC Rating: C



THE LOCATION

The expanding village Macmerry is situated on the old A1 in the heart of East Lothian just two miles south of Tranent. It offers primary education, a convenience store/post office, a bowling club, swing park, butcher shop and a takeaway pizza shop. The community council and gala committee give Macmerry a real village feel. Neighbouring Tranent also has an excellent shopping centre with a wide range of independent shops, an Aldi and large branch of Asda. There are cafes and restaurants and a Leisure Centre/Swimming Pool offering a wide range of activities for children and adults alike. East Lothian's championship golf courses, stunning countryside and fine sandy beaches are all within close proximity. Regular bus services from the village run to and from the City Centre and proximity to the A1 facilities an easy commute north and south, as well as to Edinburgh International Airport and the central motorway network via the city by-pass.




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